RT8022

6

THIS INSTRUMENT PREPARED BY:

Resource Title Agency

3931-B Gallatin Pike

Nashville, TN 37216

Address New Owner(s)
Eric Stevens and Lisa Stevens
1928 Huffine St
Nashville TN 37214
Send Tax Bills To:

Bank of AMerica, N.A.
P.O. Box 1675, Coraoplolis, PA 15108

Map & Parcel Nos.:
072-07-0-201.00

Davidson County DEEDWARR
Recvd: 10/03/08 10:32 2 pgs
Fees:13.00 Taxes:412.55
20081003-0100678

WARRANTY DEED

THIS INDENTURE, made and entered into this 30 day of September, 20 08 by and between **Wilson Armando Molina**, An unmarried man party of the first part, and **Eric Stevens and Lisa Stevens**, Husband and wife party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED ELEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($111,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in the 11th, formerly the 18th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers, April 7, 1959, as follows:

Beginning at an iron pin on the easterly margin of Huffine Street, North 13 deg. East 61 feet from the Northwest corner of the property conveyed to Seth Walker and wife, by deed from Line May Malone and husband of record in Book 2026, Page 241, Register's Office for said County; thence parallel with the northern boundary line of said Walker property, South 76 deg. East 164.3 feet to an iron pin; thence North 13 deg. East 61 feet to an iron pin; thence North 76 deg. West 164.3 feet to an iron pin on the easterly margin of said Huffine Street; thence with the easterly margin of said street, South 13 deg. West 61 feet to the beginning.

Being the same property conveyed to Secretary of Housing and Urban Development, Washington DC by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C. dated June 7, 2007 and recorded on July 11, 2007 in Instrument No. 20070711-0082514, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Wilson Armando Molina by Cash Deed for Tennessee, from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, dated November 21, 2007 and recorded on November 27, 2007 in Instrument no. 20071127-0137544, said Register's Office.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Wilson Armando Molina

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wilson Armando Molina** to me known (or proved on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30 **day of** September, 2008

My commission expires: 12/19/11

Notary Public

JEAN K. PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXPIRES DEC. 19, 2011

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$111,500.00**; which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 30 **day of** September, 2008

Notary Public

My Commission Expires: 12/19/11

JEAN K. PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXPIRES DEC. 19, 2011

PROPERTY ADDRESS:
1428 Huffine Street
Nashville, TN 37216

RT8022